

Legislation Text

File #: 21-A-005, Version: 1

DEPUTATIONS CONCERNING TEMPORARY SANITARY PUMP STATION AND FORCEMAIN PROJECT AGREEMENT - WATERSANDS CONSTRUCTION LTD.

The following Deputations were provided concerning the Temporary Sanitary Pump Station and Forcemain Project Agreement - Watersands Construction Ltd.:

1. Signe Leisk, Cassels Brock and Blackwell LLP on behalf of H&H Capital Group discussed her client's supportive goal of advancing an interim solution to the Phase 1 lands and that they are fully committed to paying its portion of those costs as well as contributing to the ultimate solution. She advised that her client is pleased to see that the agreement will result in the modeling data being shared and has been waiting on it for some time. Ms. Leisk commented on H&H Capital Group's commitment to moving forward with this development as soon as possible. There is interest in interfering with the two landowners and looks forward to meeting them in Phase 1 area and coming together with a swift resolution. Ms. Leisk advised of her client's concerns as development in this area was intended to be organized within a Landowners Group and this matter came forward with only one landowner, and H&H has not been invited to the table to discuss this interim solution, despite requests, nor has this matter been brought to the entire Landowners Group as a whole. As the modeling data has not been shared, H&H has not been able to confirm that the interim solution will result in sufficient capacity for all Phase 1 lands and were unable to provide alternative solutions as staff required the use of the data, and that H&H did request a pump station for an interim solution and were denied by City staff. She advised that H&H is in good standing with the Landowners Group and wants nothing more than to be treated equally with the other landowners and simply wants assurance its lands can also be serviced by the interim solution and that it will service the landowners recognizing there will be cost sharing. Ms. Leisk noted that time is of the essence and that they are committed to devoting the resources necessary to address this swiftly.
2. Darren Steedman, DG Group on behalf of Watersands Construction Ltd. provided a background of his client's years of good work that began in 2016 when they commissioned a monitoring analysis over a series of years and is the data set the other landowners required to have a better understanding of sewer flows in the Salem areas. He advised that Watersands paid for this directly without support from any adjacent landowners. Mr. Steedman noted in 2018/2019 Watersands offered to provide funding to expedite and assist Barrie with the delivery of the ultimate sanitary sewer to close \$2 million dollars. He advised that it was never concluded due to the shortfall to make-up that gap. Mr. Steedman acknowledged that there was no financial support or otherwise from the other landowners and that Watersands commissioned the data they collected and secured the agreement as the others sat quietly on the sidelines. He discussed the Staff Report specifically states that they are not excluding the neighbouring landowners from this pumping station in the agreement, and that the report clearly states the steps that the landowners can implement to join Watersands in the pumping station. Mr. Steedman commented that if Council approves the execution of the agreement as written, they will release the monitoring data to any landowners interested in joining them, and that with the data in hand they will be able to commission a study from their engineers that will illustrate the capacity above the 1500 units. He further advised that once the landowners submit that study to the City and once that is approved and the assurances have been met to the pro rata payment the temporary pumping station will be adjusted for their flows. Mr. Steedman noted that they did not receive preferential treatment, it is fair to all sides, that there are no costs to the City, and that the layout of the framework will have Development

Charges flowing sooner and assist the City with the ultimate sewer. He concluded by advising that Watersands is not supportive of the referral back to staff as they have been working on it for several years.

3. Darren Vella, Innovative Planning Solutions on behalf of 2528286 Ontario Inc and 2431805 Ontario Inc. provided an overview of the Salem Secondary Plan and a proposed unit allocation between all three landowners groups that he believes is fair to all parties. He advised that his client is ready to participate and pay their apportioned share for the proposed interim solution. Mr. Vella noted that they have not been met with any willingness from any other parties in the Salem Landowners Group. He commented on his client's good standing as a member in the Salem Landowners Group and that he doesn't agree with Mr. Steedman's account in 2016 that the matter was brought forward for deliberation by the Landowners Group and that the Group did pay for the SIS Sub-Watershed Impact Study. Mr. Vella advised that this alternative solution should have been discussed with all landowners and the ability to benefit from the interim solution. Mr. Vella expressed his disappointment with having to make the deputation to intervene in this matter to promote fairness, and an equitable solution for this Phase 1 land. He suggested moving forward as a real group and meeting more than twice a year as done in 2020 which resulted in information not being fairly shared with the Group, and provided an example of the interim solution that was only provided accidentally in June, 2020 and was not disclosed publicly to anyone. Mr. Vella advised of his concerns with potential impacts and solutions as being discussed today suggesting the area framework is for 10 years and is missing the context building of the community, extending the sewer pipe, and a school. In conclusion Mr. Vella discussed the importance of the Landowners group to be fair with all the developers and for cost sharing.

Members of Council asked a number of questions to the Deputants and City staff and received responses.